

**REDEVELOPMENT AGENCY MEETING
JANUARY 8, 2002**

The meeting called to order as the City Council at 10:12 a.m. by Mayor Murphy.

Roll Call Peters, Wear, Atkins, Stevens, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Jack Fishkin, City Clerk

The meeting adjourned as the City Council at 12:10 p.m.

The meeting reconvened as the Redevelopment Agency at 12:10 p.m.

Adoption

3. **Authorize the Entry into an Agreement for the Bay to Bay Feasibility Study, authorize the expenditure of \$250,000 to complete the Study, and make findings with respect to the Study.**

(RA 2002-72)

1) Authorize the entry into an Agreement with Wallace Roberts & Todd, LLC, for engineering consultant services to prepare the Bay to Bay Feasibility Study; 2) authorize the expenditure of \$250,000 of North Bay Redevelopment Project Tax Allocation Bond proceeds for the completion of the above Study; and 3) make certain Findings with respect to funding the Study.

See Deputy Executive report dated November 9, 2001.

Council Companion Item No. 203.

Auditor Certificate Number: AC 2200627

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Adoption

3. **Authorize the Entry into an Agreement for the Bay to Bay Feasibility Study, authorize the expenditure of \$250,000 to complete the Study, and make findings with respect to the Study.** (Continued)

Motion by Member Wear to approve (with Maienschein not present, and Fyre in opposition)

With the following directions as requested by Member Frye:

Make sure the Scope of Services include an Analysis of the leaking underground storage tanks including answers to the following questions:

- 1) Where are they leaking to?
- 2) Why aren't they being cleaned up?
- 3) Are they still leaking?
- 4) Include the ground water issues in relation to these leaking underground tanks.

Under Stakeholder Interviews, include San Diego Bay Council.

Page 5. Under Water Quality, "Helix will identify Key Water Quality Issues," make sure there is something in there that looks at the Ground Water Issue as it related to the Quality and Impact if we dig a canal.

Page 6. Under Scope of Services Under Land Use and Urban Design, last sentence add, "and the San Diego River".

Page 9. Under Preparing Hazardous Materials Report, include Leaking Underground Storage Tank Language.

Page 9. Under Water Quality, make some inclusion of the Ground Water Issues.

In the Economic Analysis make sure that the Industrial Users, some of the Smaller Businesses are included.

Second by Member Madaffer.

Vote: 7-1

Redevelopment Agency Resolution and Document numbers R-03420, D-03420; and City Council Resolution number R-295929.

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Adoption

2. Regional Transportation Center.

(RA 2002-77)

Authorizing the Executive Director to execute condemnation proceedings with a 90 day order of immediate possession to acquire the leasehold/business interests at 4065 El Cajon Boulevard and 4284 41st Street of City Heights, as required by the Disposition and Development Agreement with RTC-1, LLC for the Regional Transportation Center.

See Deputy Executive Director report no. RA-02-02, dated January 2, 2002.

Staff: Mike Steffen 236-6725

Lane MacKenzie 236-6050

Atty: Kenneth R. So

Motion by Member Atkins to continue to January 22, 2002 (with Maienschein not present)

Second by Member Madaffer

Vote: 8-0

5. Request to Bid Construction of Certain Improvements - Market Street/Fifth Avenue Intersection.

(Continued from the meeting of December 4, 2001).

(RA 2002-65)

Authorizing CCDC to bid and award a contract for the construction of certain public improvement at the Market Street/Fifth Avenue Intersection; making certain findings that the construction of the proposed improvements are of benefit to the Centre City Redevelopment Project Area; that no other reasonable mean of financing are available; and that payments of such funds will assist in the elimination of blight; and that the proposed improvements are consistent with the Implementation Plan adopted pursuant to Health & Safety Code §33490.

See Centre City Development Corporation report dated, October 26, 2001.

Council Companion Item No. 202.

Auditor Certificate Number: AC 2200555

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Adoption

5. **Request to Bid Construction of Certain Improvements - Market Street/Fifth Avenue Intersection.** (Continued)

No one spoke in opposition to this item.

Motion by Member Wear (with Maienschein not present)

Second by Member Madaffer

Vote: 8-0

Redevelopment Agency Resolution number R-03421; and City Council Resolution number R-295928.

4. **Condemnation of Property in East Village-Park to Bay Link Project.**

(RA 2002-74)

Determining and Declaring that the Public Interest and Necessity requires the acquisition of certain real property interests within East Village for the Park to Bay Link Project-Parcel no. 535-146-01.

See Centre City Development Corporation report dated, December 7, 2001.

David Allsbrook, project manager, Centre City Development Corporation, stated for the record Open Hearing and Close Public Hearing.

No one spoke in opposition to this item.

Auditor Certificate No. AC 2200630

Motion by Member Wear to approve (with Maienschein not present)

Second by Member Madaffer

Vote: 8-0

Redevelopment Agency Resolution number R-03422.

REDEVELOPMENT AGENCY MINUTES - JANUARY 8, 2002

Adoption

1. First Time Homebuyer Assistance Program for the City Heights Redevelopment Project Area.

(RA 2002-71)

Authorize expenditure of up to \$290,000 in City Heights tax increment housing set-aside funds for individual second mortgage loans to first time Homebuyer in the City Heights Redevelopment Project Area to approve the City Heights Redevelopment Project Home in the Heights Program Guidelines.

See Redevelopment Agency report no. RA 02-01, dated January 2, 2002.

Auditor Certificate Number: AC 2200620

No one spoke in opposition to this item.

Motion by Member Atkins (with Maienschein and Inzunza not present)

Second by Member Wear

Vote: 7-0

Redevelopment Agency Resolution number R-03423.

Non-Agenda Comment by Don Stillwell regarding the issuing of bonds for projects.

Adjournment

The meeting adjourned and the Redevelopment Agency at 12:17 p.m.

Secretary of The Redevelopment Agency
of the City of San Diego, California